

# Liberty Hill Retail

12920 TX-29, Liberty Hill, TX 78642

For Lease

## LIBERTY HILL, TX

- 95th percentile for Texas school districts
- 3,104 home starts within the last 12 months, the most in the greater Austin area

## THE PROJECT

- Pads for sale or ground lease
- Located along US HWY TX-29

## SPACE AVAILABLE

Multi-Tenant Building

- 1,200 - 8,400 SF

Pad Sites:

- 1 - 2 acres

## NEARBY RETAILERS



## DEMOGRAPHICS (2023)



### POPULATION ESTIMATE

1 mi	3 mi	5 mi
2,751	12,000	21,224



### MED. HOUSEHOLD INCOME

1 mi	3 mi	5 mi
\$88,053	\$92,868	\$99,098



### TRAFFIC COUNTS

- 29,870 VPD (W State Hwy 29)







# Liberty Hill, TX Subdivision Activity

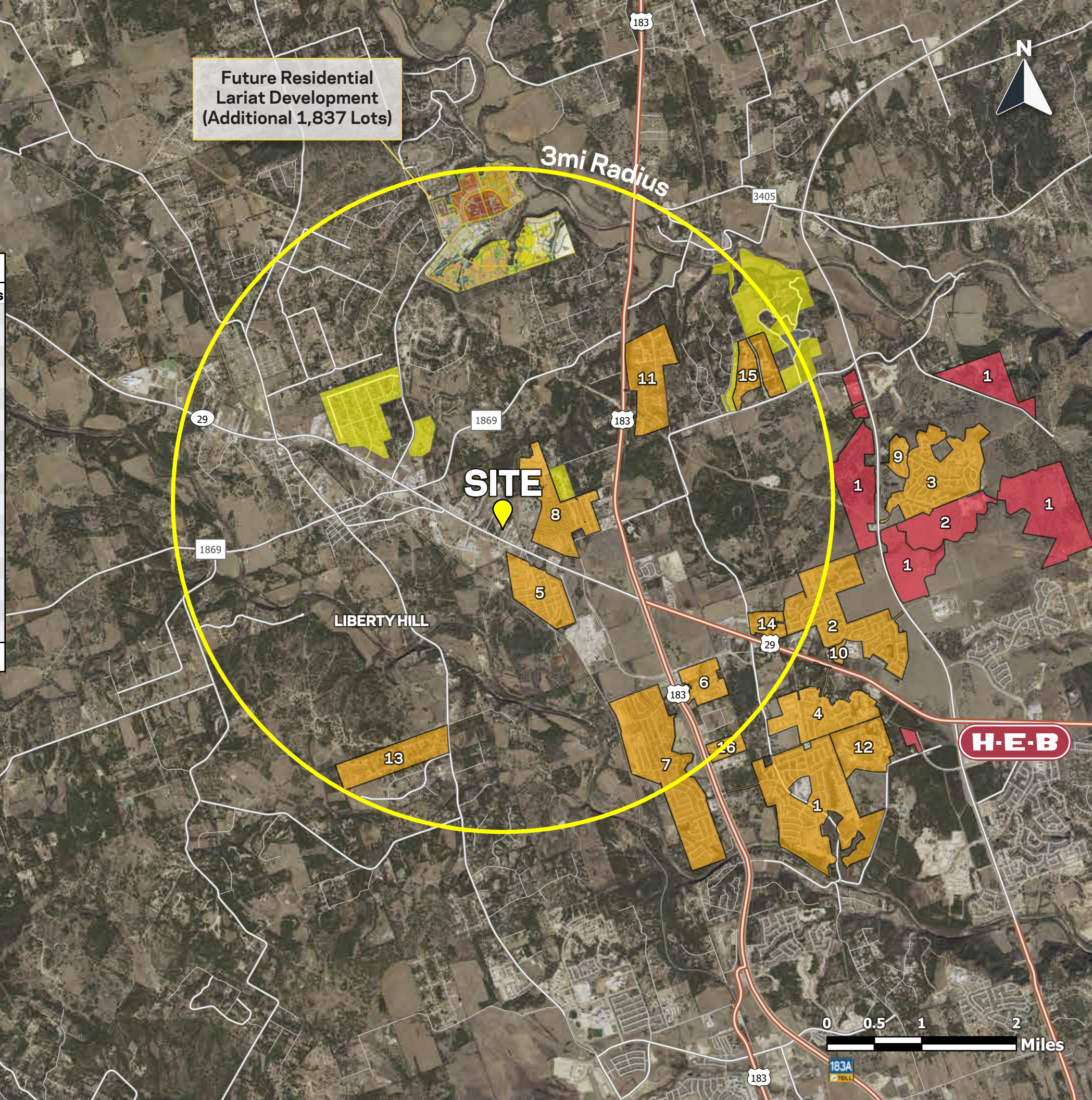
		Pop/HH	Population
Existing Trade Area			16,558
Active - Future SF Units	2,023	2.70	5,462
Future - Total SF Units	5,638	2.70	15,223
Planned MF Units	-	2.00	-
		<b>Total:</b>	<b>37,243</b>

Active Subdivision			
Map ID	Subdivision	Annual Starts	Future Lots
1	Larkspur	365	241
2	Santa Rita Ranch South	334	0
3	Santa Rita Ranch/Tierra Rosa	286	80
4	Orchard Ridge	236	0
5	Liberty Parke	220	0
6	Wildleaf	163	0
7	Summerlyn	139	135
8	Stonewall Ranch	89	0
9	Santa Rita Ranch/Ventana	55	0
10	Santa Rita Ranch/Mirabeau (TH)	32	0
11	Rancho Santa Fe	31	0
12	Bonnet	24	0
13	Highland Oaks	19	0
14	Santa Rita Ranch/Terra del Sol	14	0
15	Tesoro	8	14
16	Grayson	8	0
TOTAL: 2,023 Starts, 470 Lots			

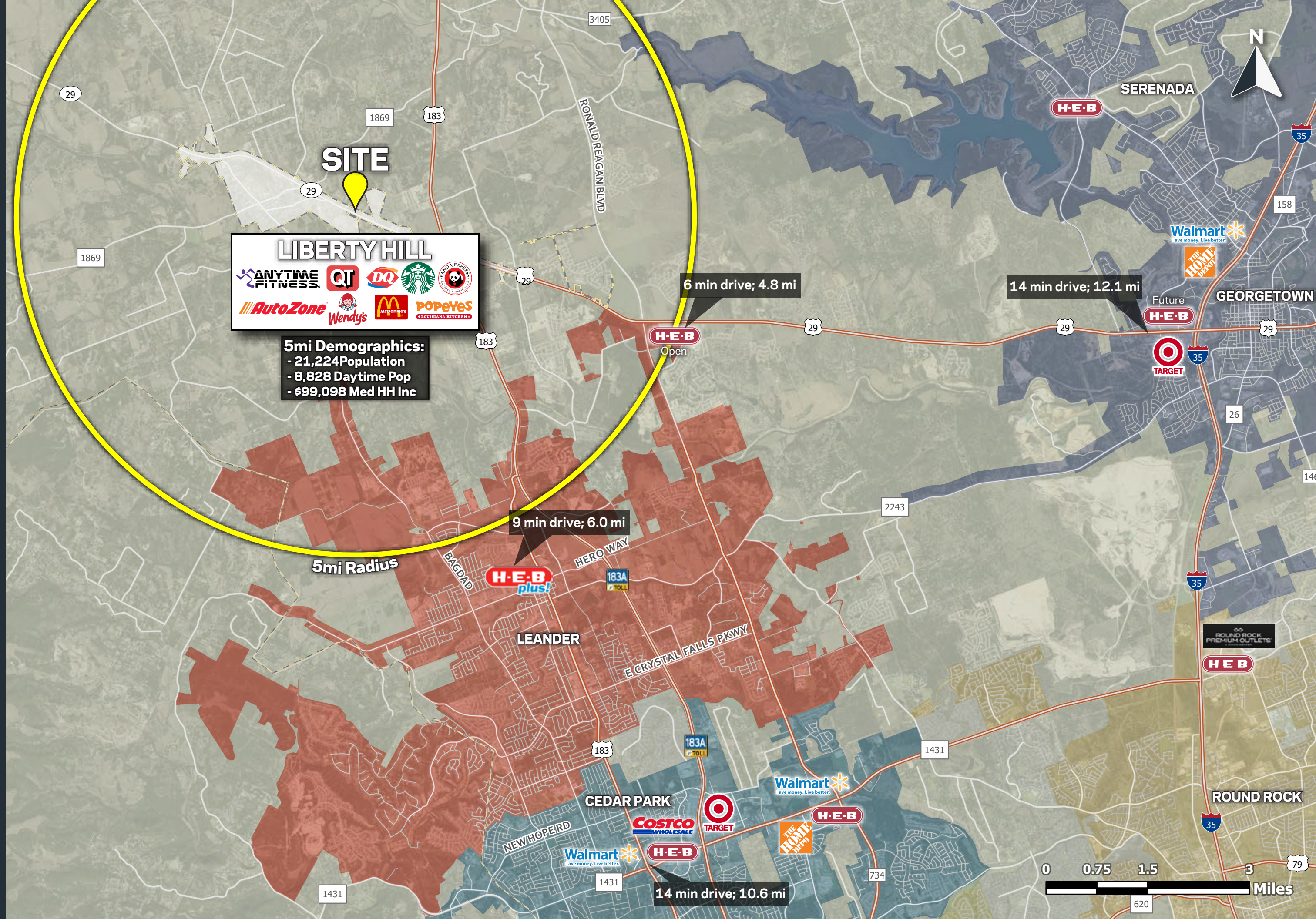
Future Subdivision		
Map ID	Subdivision	Future Lots
1	Santa Rita Futures	3,988
2	Santa Rita Regency	1,079
3	Kauffman Loop Townhomes	101
TOTAL: 5,168 Lots		

Sources: Williamson County Appraisal District, City of Leander, City of Liberty Hill, MetroStudy, ReGIS

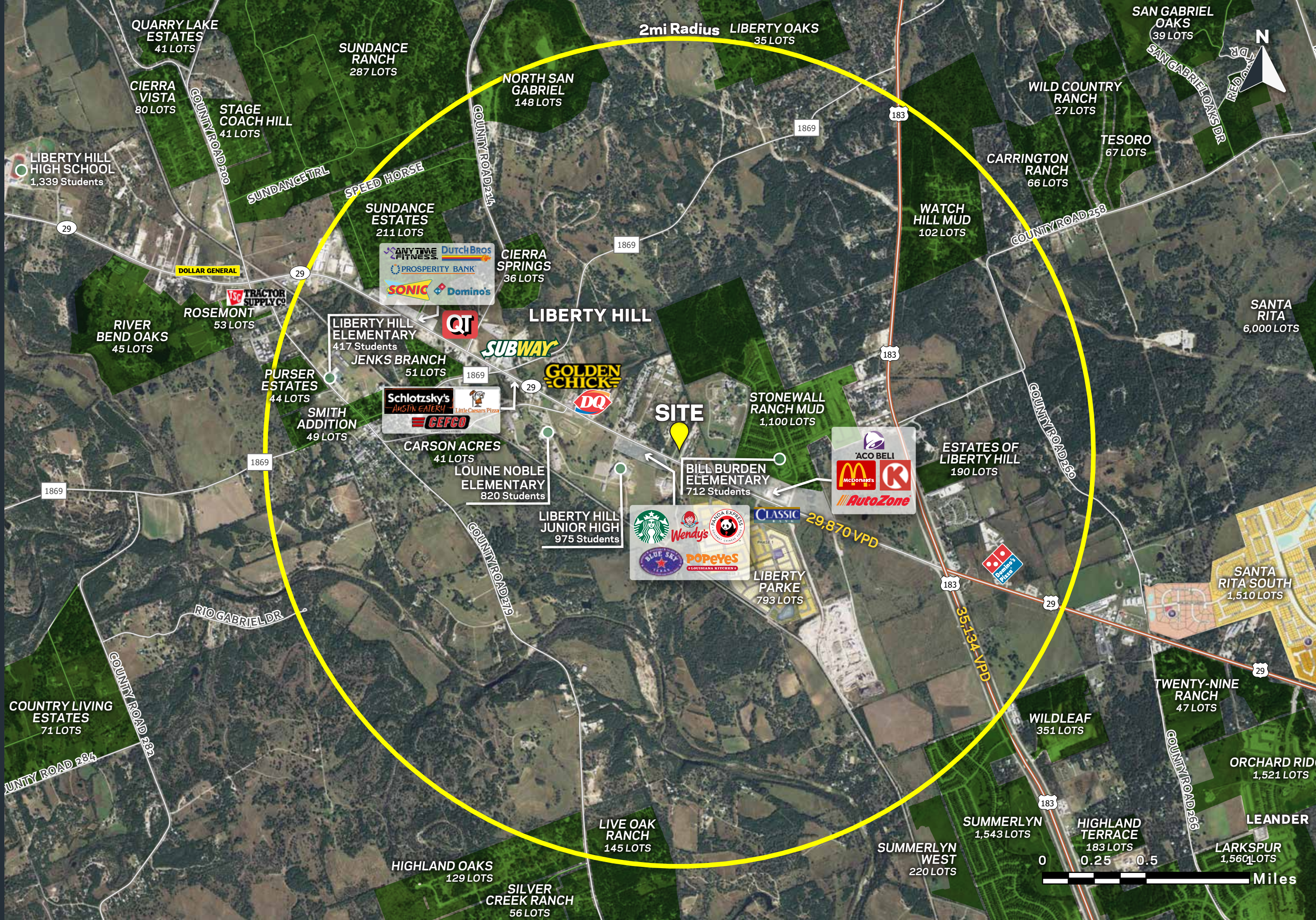
Future Residential  
Lariat Development  
(Additional 1,837 Lots)















LIBERTY MANOR  
68 MF UNITS

GOLDEN CHICK

DQ

Club

FLOOR DEPOT

Future  
Development

STONEWALL  
RANCH MUD  
1,100 LOTS

SITE

29,870 VPD

POPEYES

Wendy's

Starbucks

BLUE SKY

PANDA EXPRESS

CLASSIC

O'Reilly

ALINE

Bill Burden  
Elementary  
712 Students

Liberty Hill  
Junior High  
957 Students

Land Owned by Liberty Hill ISD

AUSTIN  
REGIONAL  
CLINIC

Donut  
Palace

LIBERTY HILL  
PEDIATRICS

AutoZone

K

McDonald's

CLASSIC

LIBERTY  
PARKE  
793 LOTS

PHASE 4

DOG PARK

0 187.5 375 750  
Feet

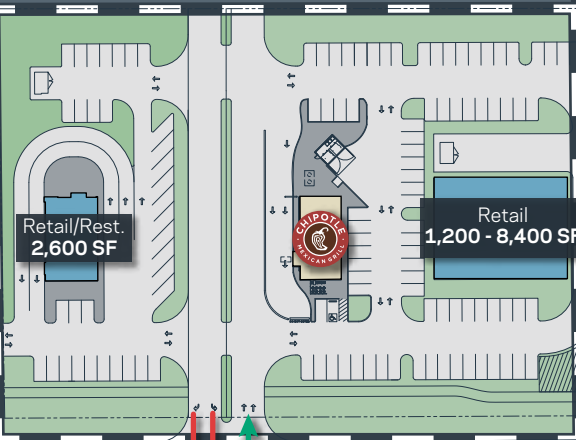




JONATHAN DR

INDEPENDENCE DR

Future Development



STATE HIGHWAY 29 29,870 VPD

O'Reilly

ALINE  
AUTO PARTS



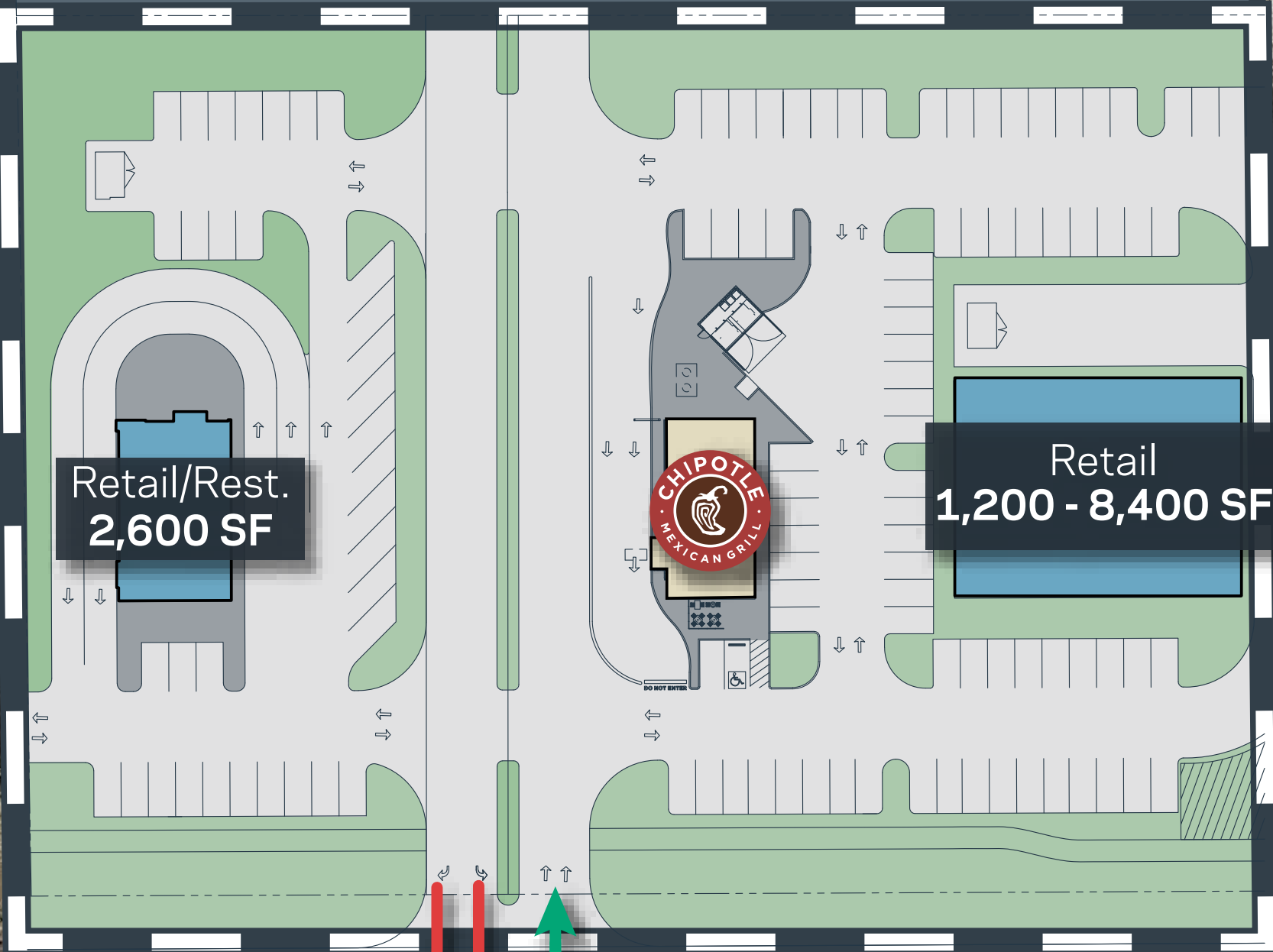
AUSTIN  
REGIONAL  
CLINIC

Donut Palace

LIBERTY HILL  
PEDIATRICS

DOUBLEDAVE'S  
PIZZAWORLDS





**STATE HIGHWAY 29** 29,870 VPD







Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

TYPES OF REAL ESTATE LICENSE HOLDERS:

- A BROKER is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- A SALES AGENT must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER’S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker’s own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client’s questions and present any offer to or counteroffer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

**AS AGENT FOR OWNER (SELLER/LANDLORD):** The broker becomes the property owner’s agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner’s agent must perform the broker’s minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer’s agent.

**AS AGENT FOR BUYER/TENANT:** The broker becomes the buyer/tenant’s agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer’s agent must perform the broker’s minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller’s agent.

**AS AGENT FOR BOTH - INTERMEDIARY:** To act as an intermediary between the parties the broker must first obtain the written agreement of each party to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker’s obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties’ written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
  - that the owner will accept a price less than the written asking price;
  - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

**AS SUBAGENT:** A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker’s duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

**LICENSE HOLDER CONTACT INFORMATION:** This notice is being provided for information purposes. It does not create an obligation for you to use the broker’s services. Please acknowledge receipt of this notice below and retain a copy for your records.

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Date

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